MARCH 1951

CPAC Newsletter

Community Planning in an Emergency Period

There is little need to comment at any length upon the increasing concern felt by most Canadians over events in Korea and elsewhere. A publication entitled *Organization for Civil Defence* which reached us recently is indicative of the altered position in which we find ourselves. The fact is that we are now faced with a possible war and at the minimum with an indefinite emergency period and this fact is going to colour our thinking and our actions in the future whether we like it or not.

The broad problem facing us is one of distributing limited resources and manpower in a manner that will best satisfy the new demands made upon us. Community planning must operate within a somewhat altered framework, and, to be effective, must shape itself to the varied opportunities and wide trends of this period. With the experience of World War II all too fresh in our minds, it should be possible to anticipate and therefore be prepared to deal with some of the problems which will present themselves.

In a Newsletter published by the Citizens' Housing and Planning Council of New York City it was pointed out that one of the critical problems in the immediate future will be the proper siting of industry and housing. The writer went on to suggest that housing sites must be properly related to defence and other industry, and that land needed for both industry and housing should be acquired at the same time and that strategic reserves should be built up. This problem is likely to assume an even greater importance for our smaller cities and towns if the trend towards dispersal of industry is hastened, as seems likely, by reason of the need for protection against air attack.

Housing both as regards quantity and quality remains a major problem and some important decisions in this field are yet to be taken. Already there has been controversy over the decision of the federal government temporarily to reduce housing starts by increasing the down payment for new houses. This policy has the effect of adding to the number in need of rental accommodation, and it is common knowledge that the proportion of new units built for rental in the past few years has not been large enough. As yet there has been no indication that this proportion will be increased.

New industry often requires new housing in a hurry but few Canadians, we would think, would care to see the development of temporary housing similar to the not so temporary units built during World War II. If this be regarded as an indefinite emergency—and there seems little reason to regard it otherwise—then decisions must be made accordingly and temporary housing must be kept to a minimum.

Regardless, however, of the quantity or the direction of the construction program, there will remain a large volume of new building in Canada in 1951 and in succeeding years. This new building can contain attractive residential neighbourhoods, well placed factories, and properly located community amenities. We can still work towards better communities in Canada, even if we have a little less to work with. Mistakes have been made and opportunities have been missed in the past, but as F. J. Osborn once wrote "it is unmanly to mourn the lost years, useless to cry over spilt suburbs."

Our job surely is to profit from these mistakes and to use new opportunities so that we may have not only safer but better communities in which to *live.*

— J. R. R.

COMMUNITY PLANNING ASSOCIATION OF CANADA, OTTAWA

Press Digest

VICTORIA—The Community Welfare Council of Greater Victoria has recommended that the city enter arrangements with the Provincial, then Federal governments, for a low rental housing project in Victoria. The Council's housing committee which conducted a survey here found that of the families from whom sufficient information could be obtained, almost two-thirds rent homes while the remainder are home-owners. Of those renting, 51% were said to be going beyond their budget. The committee argued that rents in the proposed project should be scaled according to income and family size.

City Council has rejected the mass resignation of Town Planning Commission members here and will approach them individually to withdraw their resignations "in the public interest." TPC members took issue with Council's decision to rezone an area commercial to allow the building of an auto court. The Commission wished to delay until further study had been made of the area, particularly in relation to making it a heavy industry area.

Mrs. W. J. Shepherd, national convener of housing and town planning with the National Council of Women, and former secretary of CPAC's Manitoba Division, urged the Local Council of Women in Victoria to support the Town Planning Commission in their work. "If care is not exercised in planning Victoria and surrounding municipalities, much of the beauty of your city . . . will be lost," she warned.

VANCOUVER—The site for Vancouver's proposed new police station has finally been chosen. It will be at Main and Cordova Streets opposite the present building. This is the site recommended by the Town Planning Commission several months ago. Proposals to build in the Mount Pleasant section of Vancouver met strong opposition from citizens there.

City Council was told by Alderman Wilson, chairman of the civic harbours, industries and parks committee that Vancouver has no more room for large industrial enterprises that require extensive acreage. Mr. Wilson reported that there are a good number of sites for industries from small to moderate size, but said that the larger ones would have to locate in neighbouring municipalities. Partial filling of the city's False Creek area was seen as a means of providing the necessary land for large industries.

The building and town planning committee of City Council is in the meantime meeting with representatives of the Town Planning Commission and the B.C. Division of CPAC to study plans for the adoption of a major low-rental housing scheme in Vancouver. CPAC has already asked the Town Planning Commission to sponsor a housing survey in the city so that any such project will be related to overall needs. Vancouver has concluded an agreement whereby 200 low-rental units will be built in the Little Mountain area but the need for further accommodation of this kind remains pressing.

The importance of such low rental housing was stressed in a talk by Dr. Leonard C. Marsh before the General Accountants Association at the Hotel Vancouver. Dr. Marsh is the author of "Rebuilding a Neighbourhood" in which he reports on a detailed study made of a blighted area in Vancouver. In a further address delivered to members of the Public Affairs Institute here, Dr. Marsh emphasized the importance of self-contained residential areas within the framework of a larger plan. (An example of British origin will be found on page 4 of this Newsletter).

Members of the Metropolitan Park Planning Committee are making progress towards the eventual acquisition of the Capilano Indian Reserve on the North Shore. A topographical study has been completed and should assist in delineating those areas suitable for park purposes, industry and Indian homesites.

SURREY, B.C.—Concern over ribbon development along highways has induced this municipality to study a possible zoning bylaw which would promote more orderly growth. Frank McKinnon, chairman of the Surrey Town Planning Commission, has reported on this problem to Municipal Council and has also requested that Surrey become a contributing member to the Lower Mainland Regional Planning Board.

EDMONTON—Interest has been aroused here over rumours that private power interests are planning fresh surveys to determine the possibility of establishing a $10 million hydro-electric site at Grand Rapids on the Athabaska River, 190 miles due north of Edmonton. A similar project has been ruled out in the past because of the distance necessary, and therefore high cost, to build transmission lines to a large population centre. A growing demand for power and the increasing industrial importance of the Edmonton area have made such a project appear more attractive.

Town Planner Noel Dant has submitted a report to the by-laws committee of City Council in which he advocated greater use of schools for recreation and evening education. He said that school property involves an enormous current investment which cannot be justified unless these plants are fully utilized. The City's Federation of Community Leagues has given its support to Mr. Dant on this matter.

REGINA—Provincial restrictions establishing a green belt area of one mile in width extending around the new city limits are said to be in the offing. At the beginning of the year, Regina annexed some 5½ square miles of populated fringes and city authorities have indicated that they would welcome some definite policy for this outer area where urban and rural land demands frequently collide.

WINNIPEG—The *Tribune* has called for action on the part of the Provincial Government to meet a threatened power shortage in the province. The newspaper points out that progress in both agricultural and industrial development pre-supposes ample supplies of electrical energy. It also calls attention to the Hogg Report of 1948 in which attention was drawn to the need for additional generating facilities. Premier Campbell shortly afterwards said that the Province will take over the Winnipeg Electric Co. as recommended in the report. He stated that power projects must soon be started and that the only agency capable of taking this responsibility was the province.

City Council has unanimously approved the creation of a housing authority for Winnipeg. Alderman Anderson said that such a move would facilitate housing committee's negotiations with the provincial government on the subject of low cost housing under Section 35 of the National Housing Act. The City has been trying for some time to get agreement for a project under this legislation.

ATIKOKAN, Ont.—This thriving iron mining town situated west of Port Arthur and only 7 miles from the great Steep Rock iron development, is the latest community in Ontario to seek federal-provincial aid under Section 35 land assembly provisions of the National Housing Act. Tentative plans call for the purchasing and servicing of 54 acres of land on which 100 new houses would be built for sale. Literally bursting at the seams, Atikokan's population has jumped from last spring's 2,000 figure to over 3,000 and new housing for these newcomers is a number one need at the present time.

HAMILTON—The Mountain City which last year passed a new zoning bylaw, has now made known its scheme for a $50 million major street plan for a Hamilton grown to a population of 800,000 fifty years hence. A 150-page report prepared by Norman D. Wilson and A. E. K. Bunnell, consulting engineers, which contained details on the face-lifting job which would include expressways, grade separations and mountain routes, was distributed to Planning Board members here.

The Hamilton Planning Area Board foresees a busy year ahead. In addition to further work on the zoning bylaw and major street plan, the Board will complete a survey and report on a proposed civic centre; study means of improving subdivision layout, and give assistance to the county planning program.

BRANTFORD—Haphazard development, it is hoped, will be replaced by orderly growth in this community if a new zoning bylaw has its intended effect. The Brantford and Suburban Planning Board which drew up the new bylaw at the request of City Council, would divide the city into zones for one and two family residence; local business; general business; light industry and heavy industry. The City doesn't expect any new heavy industries for the time being as there are no adequate sites now available. The proposed bylaw must be approved by both City Council and the Ontario Municipal Board before it is legal.

Plans for Prince Albert

To the many Canadian municipalities in need of professional help on the question of overall planning in their communities, the scheme sponsored by the Canadian Federation of Mayors and Municipalities may offer a solution. Under the auspices of the Federation, John Bland and Harold Spence-Sales of McGill University were engaged to make comprehensive town planning surveys during the summer months at the request of a municipality, and to date have completed three such studies. (A similar plan is conceived for the summer of 1951).

The first city to profit through this arrangement was Edmonton. City fathers there accepted the chief recommendations of the 1949 report and Edmonton is now in the midst of working out what may amount to a significant change in Canadian community planning methods. During the past summer, reports on Sudbury, Ont., and Prince Albert, Sask., were prepared and passed on to the municipal authorities in those cities. The Sudbury report was reviewed briefly in our December Newsletter. Below in point form are some features of the Prince Albert report.

Housing

1567 out of 3498 dwellings were unserviced (1948 figures). There is a pressing need for low-rental accommodation. City should (a) conduct a housing survey (b) Request for low-rental three government housing scheme under Section 35 of the National Housing Act.

Land Use

1. Zoning Bylaw of 1930 is no longer suitable.
2. There is over-allocation of land for business purposes. Use of land not conducive to trade and business other than multiple dwellings should be prohibited in Central Area.
3. Total amount of open space should be 10 acres per thousand population. City owned land to be devoted to public open space and amenities should be formally dedicated to such purposes forthwith.
4. Land should be reserved for schools and other community buildings in advance of anticipated development.
5. No form of development other than industries should be permitted in an industrial area.
6. Traffic: pedestrian needs are important; footpaths to well located shopping centres, schools and other focal points in a neighbourhood are desirable. Parking lots on the business side of a proposed inner ring road (enclosing the business area) should be provided. Clause might be considered in the Zoning Bylaw to require large business premises to provide their own parking facilities.

Administration

Community Planning Committee should be reconstituted to include Superintendent of Utilities, City Treasurer, Welfare Officer and City Assessor. Committee should be empowered

(a) to prepare a community planning scheme
(b) to advise City Council on all planning questions
(c) to draft a Zoning Bylaw.
(d) to act as a Zoning Board to exercise control under existing Zoning Bylaw and thereafter for the new Zoning Bylaw.

Staff: The Community Planning Committee needs technical guidance therefore City should

(1) engage a full time planning officer. If this is not possible the Junior Engineer should be granted leave of absence to take a one year planning course.
(2) appoint an Assistant Building Inspector to examine applications for permits, supervise and approve buildings under construction and upon completion grant occupancy certificates.

ISLINGTON—*It didn't pay:* Maximum penalty for contravention of the Ontario Planning Act was imposed for the first time when Magistrate Earl Hand levied a fine of $500 on the vendor of six parcels of land who failed to submit a subdivision plan for the approval of the local planning board. The sale came to light when purchasers found that they were refused building permits because there was no registered street access to the six lots sold.

TORONTO—Merger discussions are still under way here but prospects of an amicable arrangement appear dim. The latest proposal—this one emanating from York county—is that the public utility assets of the 13 municipalities in the Toronto area be pooled and administered by a Greater Toronto Metropolitan Board. It suggests an equal number of representatives from the City and the twelve suburban municipalities plus representatives of the Ontario Government. Scarboro Township, however, is opposed to such a scheme. It claims that it has a large investment program under way and might not secure satisfaction from a larger board's rulings. Hearings before the Ontario Municipal Board will continue.

1950 was Toronto's biggest housing contruction year to date. Starts numbered 12,800 while completions totalled 9,475. North York got almost half of this with a record of 5,800 starts and 4,100 completions. Last year there were 6,300 dwellings completed in the Toronto area.

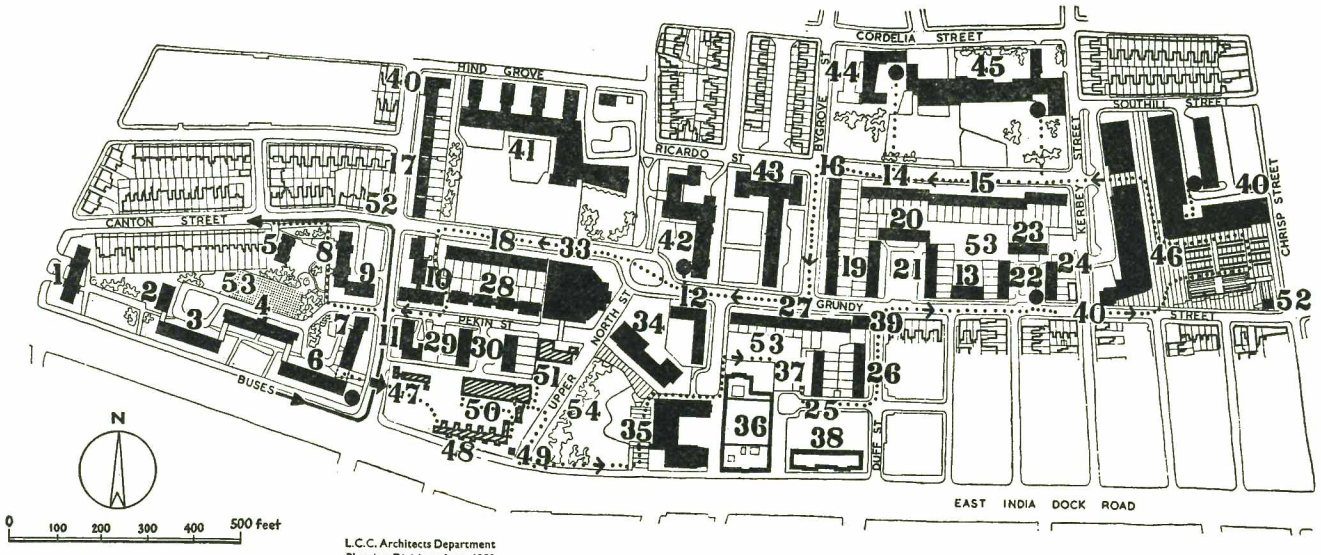
Tenants at the rental subsidized housing project in Regent Park have criticized the method of establishing rents on the basis of family income. They want the Toronto Housing Authority to charge flat rentals according to the number of rooms in an apartment or house. Mayor McCallum, a member of the Housing Authority, replied that more than 60% of the tenants were in receipt of incomes which would ordinarily make them ineligible for subsidized housing. Since they had lived in the area being redeveloped, care had been exercised that they would be looked after. Rent charged at Regent Park is about one-fifth of gross family income with clauses covering number of children and extra wage earners.

Mr. Beverly Matthews, the retiring president of Toronto's board of trade, predicted a population of five millions for this city by the turn of the century in a speech at the board's annual meeting. He reported that more cautious civic leaders placed the total at three millions but said that "Even that is a big enough figure to make us stop and think, and, I hope, plan." Mr. Matthews highlighted the much discussed St. Lawrence seaway plan as affecting Toronto's future as a great metropolis. On planning he had this to say: "We must have a big plan. It must be a long-term plan, not a series of short-term or piecemeal nibbles at the problem. If we Torontonians of today have not the imagination to visualize the future and plan adequately for it, our children and successors will never forgive us."

City Traffic Engineer Robert Burton has presented a plan dealing with the solution of traffic problems in City Council's works committee. Mr. Burton recommended: a gradual elimination of curb parking, loading zones for trucks where parking can then

—to page 5

DEVELOPMENT OF LANSBURY NEIGHBOURHOOD, POPLAR "LIVE ARCHITECTURE" EXHIBITION, FESTIVAL OF BRITAIN, 1951



KEY

1 Six storey flats.
2 Six storey flats.
3 Three storey flats.
4 Six storey flats.
5 Six storey flats.
6 Three storey flats.
7 Three storey flats.
8 Six storey flats.
9 Three storey flats.
10 Three storey flats.
11 Three storey flats.
12 Two storey flats for old people.
13 Three storey flats (Existing).
14 Four storey maisonettes.
15 Four storey maisonettes.
16 Three storey (Two storey maisonettes with flats over).
17 Three storey (Two storey maisonettes with flats over).
18 Two storey terraced houses.
19-24 Three storey terraced houses with a few single room flats for old people.
25 Two storey terraced houses.
26 Two storey terraced houses.
27 Two storey terraced houses.
28 Two storey linked houses.
29 Two storey terraced houses.
30 Two storey terraced houses.
31 (Not shown). Future Health Centre on the site of 47-50.
32 (Not shown). Future R.C. Presbytery on the site of 51.
33 R.C. Church.
34 Upper North Street School (Existing) will be used for future Community Centre.
35 Trinity Church and Hall.
36 Seamans Mission and future extensions.
37 Trinity Church Manse.
38 Board of Trade Offices (Existing).
39 Public House (Existing).
40 New Public Houses.
41 R.C. Secondary School.
42 Old Peoples Home.
43 R.C. Primary School (Existing school and future extensions).
44 Ricardo Street Nursery School.
45 Ricardo Street Primary School.
46 Shopping Centre and Market Place.
47 Main Entrance and Administration Block.
48 Building Research Pavilion.
49 Vertical Feature.
50 Town Planning Pavilion.
51 Cafeteria.
52 Lavatories.
53 Childrens playgrounds.
54 Amenity Park.
● Show flats, show houses, and show classrooms.

During World War II, property damage left 145,000 houses in Metropolitan London either demolished or uninhabitable. Full reconstruction is a long way off but is being tackled with energy and imagination. The Lansbury project depicted above is an example of what is being attempted, an example which will be on display to visitors from all parts of the globe during this year's Festival of Britain.

Back in 1943 Sir Patrick Abercrombie and J. H. Forshaw submitted plans for the London area. They envisaged construction of eight satellite towns separated from London proper by a green belt (now under way). Plans also called for the rebuilding as one comprehensive whole, areas in London which suffered the most extensive war damage.

The Stepney-Poplar area in London's bomb-scarred East End was one of these areas. It extends over 1945 acres and it was decided to redevelop it as a series of eleven neighbourhoods varying in size from 5,500 to 11,000 inhabitants—each neighbourhood being self-contained for essentially local needs.

Searching for a place suitable for a three-dimensional demonstration of Britain's achievements in architecture, town planning and building, Festival authorities were advised to make use of one of the new neighbourhoods in the Poplar community.

The authorities finally selected the Lansbury neighhourhood, a site of approximately 124 acres which will eventually house some 9,500 persons (42% of the pre-war population) in conditions far happier and more spacious than ever before. For the Festival itself, an area of 30 acres designed to accommodate 1,500 people will be developed. It will contain flats, maisonnettes and terrace houses grouped round closes and spaces of different size and character. A special home for older people, schools, churches, a shopping centre, and three rather important 'pubs' will complete the project. The whole development will be seen as an urban landscape in which all the elements have been planned and designed together.

During the Festival, several temporary buildings will be erected. These include a Building Research Pavilion and a Pavilion containing an exhibition on Town Planning.

The "live architecture" exhibition is a happy idea and one which will give visitors to Britain a chance to see a small but significant part of a scheme for the building of a more liveable London—for all.

Press Digest

be immediately discontinued; that pressure be exerted to obtain offstreet loading and parking facilities for all commercial and industrial premises; discouraging the use of quiet residential streets by heavy trucks. Council is also considering the purchase of land on the downtown fringe area for use as parking lots.

Premier Frost has voiced "entire disagreement" with the Federal housing policy as announced by Resources Minister Winters (see National News). He said that housing should be the last thing cut and suggested that a priorities system would have better results. Mr. Frost said that, "If Ottawa asked us to restrict our public works, we would do so immediately to the limit." The Premier also told the Ontario House in reply to a question by a CCF member that no licenses will be issued by the Liquor Control Board, and no work will be initiated by the board itself that will entail the use of any building material that could be considered essential.

NORTH YORK—*A testing ground:* North York's official plan for development has been made public but indications are that the zoning bylaw through which control would be exercized for a six-month trial period will not be approved until the Department of Planning and Development has passed the official plan.

The plan is the product of the township planning board and council as expressed by planning consultant Dr. E. G. Faludi. It envisages a population of some 135,000 within the next ten to fifteen years. Some features of the new zoning bylaw are: prohibit establishment of residences in industrial areas; discourage strip development of commercial enterprise; prohibit one-type residential development (see Jan.-Feb. Newsletter); prohibit residential development in unserviced areas; establish community shopping centres where parking space must be twice the area occupied by stores; establish new minimum standards for residential sites.

The York Township Council is studying the possibility of providing low-rental housing for old-age pensioners, similar in nature to a project such as exists in Owen Sound (see December Newsletter and CPAC LOGBOOK, page 7).

BROCKVILLE—The Brockville and Elizabethtown Joint Planning Board, the Brockville Industrial Commission and the town council all have interested themselves in the question of how to attract suitable industries to this city. It was pointed out that proper services must be provided in order to interest industries. Land is available easily enough in view of the recent annexation of 287 acres adjoining Brockville of which 75% is said to be suitable for industry.

Judge Donald E. Lewis is one prominent citizen hoping for growth, and for a properly balanced growth. Speaking before the Annual Chamber of Commerce meeting here, His Honor said that "it is most vital and important that every citizen of the community who wants to see Brockville grow should take an interest in planning. It is their duty and privilege to work out a plan for the growth of the community." Judge Lewis declared that planning should be long term and suggested that a first step in the process should be a survey of what exists so that we would know from what we are working.

OTTAWA—As in many cities, 1950 was a boom year for building in the capital. A total of 2,475 units were completed during the year as compared to 690 in 1949. Central Mortgage and Housing Corporation financed 2,250 of these units. Despite this record, a shortage still exists as is apparent from the almost 2,000 applications received from persons wishing to erect houses on the site recently selected for a Section 35 National Housing Act project.

Central Mortgage and Housing Corporation, which expects to build its $1,800,000 'Georgian style' head office on the eastern fringe of Ottawa, hopes also to develop the remainder of its 278 acre site into a model community. The Corporation plans to subdivide and sell as building lots the remainder of this property, and estimates that there will be room for 1,000 houses. Adjoining the property is another area suitable for residential development in which some 4,000 houses could be built. The plan has been developed in consultation with National Capital Plan authorities.

Ottawa's City Council is not fully satisfied with a report on the negotiations involved in recent expropriation proceedings in the Manor Park Area. It appears that the city had taken the unusual step of delegating its powers (of expropriation) to a private firm and the newly elected Council is seeking a full explanation. The matter was brought to light by criticism over the methods used by the private firm in serving expropriation notices. One such notice, read to Council, touched off indignant comments. (A similar case of delegation of powers was the cause of long litigation in the U.S.A.).

National News

A Review of the Housing Situation

Resources Minister Winters announced to the House of Commons that hereafter, Central Mortgage and Housing Corporation will cease granting additional NHA loans in amount of one-sixth of the basic loan, the effect of which is to further increase the down payment requirements for prospective home owners. Reason for the move is to reduce the demand for housing.

Mr. Winters said that starts at the 1950 rate (90,000) are beyond the capacity of the house-building industry under present circumstances. He reported that building supply materials, particularly products of steel, are in short supply, and that since the Government was anxious to avoid starting units which could not be completed, such action was necessary. The Minister, however, told parliament that the Government will continue to attach a high order of importance to housing and will emphasize it to a degree second only to the direct defence program. He said also that efforts will be made to see that new housing is channelled into those areas most in need of it.

Some Housing Statistics

In the same address Mr. Winters gave the following figures on new housing:
1949: completions—91,000; carry-over—58,000.
1950: completions—87,000; carry-over—62,000.
Cost of construction—up 11%.

Criticism of the Federal policy has been heard on both governmental (see Toronto) and private levels. Some critics claim that housing starts should not be reduced; others say that the effect of reducing them in this manner is to make it even more difficult for those in the moderate and lower income brackets to finance a home. A priority system in respect to building materials seems to be the most favoured alternative. One thing is certain: if completions are reduced in '51, the number of new units will not keep pace with new family formation and since Canada already has a sizeable backlog of deficient houses, this can only mean an increase in the number of such dwellings.

The Construction Program

During the past few years, large-scale construction has constituted the strongest expanding influence in the Canadian economy according to the *Monthly Review* issued by the Bank of Nova Scotia. For 1950, expenditures on new construction are estimated at $2400 millions, an increase of 17% over 1949 outlays. However, only half of this rise represents an increase in physical volume—the remainder reflects higher prices.

Housing accounted for about one-third of the total expenditures on new construction for the year, only a slight increase above 1949 figures. The principal increase in construction expenditures during 1950 occurred in utilities, resource development, highways, education and health. Much of the activity was concerned with the basic resources of iron ore, oil and power. Highlights here were the building of the oil pipeline from Edmonton to Lake Superior, and construction work on the 360-mile railway from the St. Lawrence to the Quebec-Labrador iron ore deposits. The *Review* summarizes by saying that "in view of the large demands, many of which are of great urgency and many more of which are highly desirable, an increasing degree of restriction of less essential undertakings appears inevitable."

Immigration — the goal is raised

Responding to the demands of industry in this country, governments on both the federal and provincial level have announced plans to encourage a greater inflow of persons from abroad to this country. Most will come by sea but federal authorities plan to bring over a number in T.C.A. aircraft when vacant space is available. The announced goal for the year is 150,000 persons.

—to page 6

Ontario alone expects to receive some 75,000 of whom 50,000 would be skilled tradesmen.

There are conflicting opinions as to the impact such a group will have upon an already serious housing shortage. With fewer new housing units probable in 1951 (see Housing) it appears that the chief effect will be to add to the number in need of accommodation.

Figures of the true number of immigrants and an estimate (CMHC) of the number of these who have since left the country are as follows:

	Immigrants	Since left
1948.....	125,414	34,400
1949.....	95,088	32,500
1950.....	37,203	14,400 (first six months)

MONTREAL—While in Canada as a whole, new housing barely kept pace with new family formation, the number of completed units during 1950 in the metropolis (14,793) was almost double the number of marriages in this area (7,500). In addition there is a carry-over of some 10,482 units expected to be finished in the early summer.

Mr. J. O. Asselin, president of Montreal's Executive Committee at City Hall, has indicated that the city will initiate a comprehensive redevelopment program in downtown areas next year. The chief object of the program would be to gradually eliminate blighted areas over a number of years and replace these with modern well planned houses and shops. Mr. Asselin said that in selected sites, the cleared ground would be retained as parking space thus contributing to the solution of a secondary problem—that of traffic circulation and parking.

Other major changes in Montreal's physical aspect are slated for 1951 if civic plans proceed as hoped. These include: an 80-ft. wide throughway in the downtown area; widening of Windsor Street; extension of suburban parkways; completion of a $800,000 St. Catherine St. viaduct over CPR tracks, and completion of a $3.7 million water intake at Ville LaSalle.

QUEBEC—The province which once seemed indifferent if not hostile to modern industrial life is now, to quote *MacLean's* Fred Bodsworth, "gathering industries into its lap as effortlessly as a sugar bowl gathers flies." The demands of World War II, Canada's biggest concentration of well equipped ocean harbours, great undeveloped ore bodies, abundant hydro-electric power and relatively cheap labour have all contributed to Quebec's industrial advance. A changing attitude among responsible leaders has also been important.

CHARLESBOURG—A Master Plan for this community will be considered by the incoming City Council in the light of several suggested changes. A planning committee has studied the various aspects of the overall plan under the direction of Mr. M. B. Pelletier, head of the provincial planning service.

ST. JOHN'S—Eleven Latvian displaced persons with university backgrounds, headed by Dr. Valdmanis—a former Latvian government official and now economic adviser to the Newfoundland Government—are contributing their talents to aid in the industrial development of the island. The Provincial Government, which is encouraging such development in every possible way, has now begun work preparatory to the construction of a woodworking factory near St. John's. Through this scheme it is intended to utilize the province's extensive birch resources.

HALIFAX—A number of organizations of Maritime marshland owners have agreed to work with the Provincial Government on the giant reclamation scheme of Nova Scotia's 40,000 marshland acres bordering the Bay of Fundy. Classified as among the most fertile soils in Canada, the land will be brought into crop production once a system of dykes and sea wall has been completed or repaired.

Having decided to proceed with plans for a 27 apartment block, City Council has approved a suggestion that the Housing Accommodation Committee of Halifax request provincial authorities to pass enabling legislation which would bring Nova Scotia municipalities under Section 35 provisions of the National Housing Act. Nova Scotia is one of three Canadian provinces which has not yet passed such legislation.

CPAC LOGBOOK

BRITISH COLUMBIA DIVISION

The announcement that an independent Planning Department will be established in Vancouver is welcome news, particularly to CPAC members in that area. The Greater Vancouver Branch and B.C. Division of the Association have had a major share in effecting such a move. Support came also from the Town Planning Commission, the Vancouver Board of Trade, and from other organizations.

The Greater Vancouver Branch, one of CPAC's most active groups, has continued to promote discussion on the proposed expressway from Vancouver to New Westminster. During December, the Branch sponsored a public meeting to discuss the controversial expressway question, at which films and slides were shown. Since then a Town Planning Commission member—Lawrence Munroe—told the annual meeting of the Motor Dealers' Association of B.C. that construction of the expressway should be planned immediately.

The Branch has requested that Vancouver and surrounding municipalities conduct a thorough survey to determine areas in need of redevelopment, and to estimate the number in need of low-rental housing. The Branch also wants the City of Vancouver to find out what land in fringe areas is best suited for agriculture and thereupon to zone such land for agricultural use only. The competition of rural and urban land use demands has been a frequent source of trouble in many of the fringe areas of our large cities.

A Branch committee has been established to gather data on "tot-lots" in various other cities with the view of pressing for the establishment of such lots if found desirable.

Included in the objectives of this Vancouver Branch over the next few months is: securing downtown space in Vancouver for park purposes; asking that waterfront land be acquired for use as a park, and requesting the beautification of City-owned Parking Lots by the Park Board of Vancouver.

The B.C. Division has been making good use of the Association's supply of graphic material on community planning. The British Housing Manual panels, along with photos and a model of the proposed Little Mountain development (low-rental project under Section 35, NHA) have been shown in a double front store window on Vancouver's Granville St. In another downtown show case window, Vancouver citizens were able to see four panels prepared by Central Mortgage and Housing Corporation showing successful subdivisions in Canada, among which was Fraserview in their own city.

MANITOBA DIVISION

At a General Meeting held in early February, members heard from Mr. W. E. Hobbs on the topic of "Community Planning — Voluntary or Compulsory." Mr. Hobbs said that "citizens want to understand what is going on," and that their participation was a "must" if planning were to be effective.

Suggestions were made that the Division might inject itself into some of the more lively local issues (in Winnipeg). Civil Defence and Flood Control were also mentioned as fields in which the Manitoba Division might play a more prominent part.

Mr. C. F. Greene, Divisional Secretary, reported that the public information campaign was still being pursued. Literature had been sent to Brandon for the meeting of the Manitoba Urban Municipalities there, and *Newsletters* had been distributed to several organizations. Mr. Chris Fisher was the guest speaker at a meeting of the Loan Inspectors Association in January and further requests for CPAC speakers are expected.

ONTARIO DIVISION

The Division reports that it has furnished lists of films and display materials to 220 Chambers of Commerce and 100 Planning Boards in the province and has offered assistance to any that may request speakers, planning literature or other information.

The Greater Toronto Branch has appointed a committee to bring in a draft brief on Toronto's proposed Dundas Street Extension for later submission to City Council.

Planning Living Arrangements for Older People

The Welfare Council of Toronto and District and the Greater Toronto Branch of CPAC held a public meeting on Thursday, February 1st, to discuss the need and the possibilities for accommodating the elder citizens of the Queen City. The meeting was chaired by Dr. George Davidson, Deputy Minister of Welfare in the Department of National Health and Welfare. Among about 200 interested persons present was Dr. Leonard Marsh, of the University of British Columbia and CPAC's B.C. Division. The expert contributors included: Mrs. Margaret Spaulding and Mrs. Jean Good of the Toronto Welfare Council; and Mr. P. A. Deacon and Mr. William Goulding of the Ontario Division of the Association. A question period was conducted by Dr. Albert Rose.

Mrs. Spaulding provided much information on how our old people live. She said there were nearly 100,000 people over 60 years of age in Greater Toronto, and stressed that the problem must be seen in perspective—the older people in relation to the whole community, and the persons in unsatisfactory circumstances in relation to those in satisfactory circumstances. She quoted figures secured by Mr. John Falconbridge of the Second Mile Club which highlighted the "forced mobility" of elderly people. of whom almost a third of those interviewed change their addresses every year. Mrs. Spaulding said that Lambert Lodge, Toronto's large institution for the aged, was admirably administered—but suffered from concentration of the aged in a large place, and in any case was a temporary expedient. The present is the time to design happier alternatives.

P. A. Deacon, Chairman of CPAC's Ontario Division, said that the literature of city planning which contained plentiful advice on the living needs of young people, had not shown the same attention to the equally important needs of older persons. He suggested that in both groups the problems of getting about on foot were similar; to provide decentralized facilities for old people in a large city would in fact lead to balanced neighbourhoods. These are the planner's antidote to recent dull and unbalanced suburbs—the unstable character of which arises largely because they are inhabited by families of identical age and structure.

Architect William Goulding gave an illustrated talk on accommodation for older people in other countries. He said the problem had arisen as soon as the Industrial Revolution began, and showed cottage type almshouses over two hundred years old. He illustrated fully developed Swiss, Dutch and Scandinavian schemes consisting in most cases of small groups of cottages for grandparents, built close to row housing or flats intended for related younger families. An example of special interest was Toronto House in Plymouth, which is being built with a portion of the Lord Mayor's Fund originally contributed by the citizens of Toronto, Canada. He thought the most successful accommodation for old people was not in dormitories, but in cottages grouped with dwellings of other kinds—where the elders could make their own real contribution to the life of the community, just as could every other population group in a mixed residential development. In such a way there is a significant advance towards solving the practical problems of young families and the psychological needs of their elders.

Mrs. Good referred to four types of old people: the up-and-about, those requiring limited institutional service, the chronically ill, and the senile. She stressed that for the accommodation of the different kinds of elder citizens there is a corresponding array of statutory grants-in-aid. She suggested that millions of dollars are now available to accommodate Toronto's elder citizens under the *National Housing Act*, the *Hospital Act*, and the *Homes for the Aged Act*. Administrative habit was chiefly responsible for segregating the forms of aid, and insisting in each case that funds be used to construct a large central institution. She entered a plea for more flexibility in applying the aid to varied types of projects, scattered in small groups of dwellings throughout the existing and newly forming neighbourhoods of the metropolitan area.

From every point of view, small groups of cottages firmly knit to other types of dwellings were favoured; it is hoped that the federal, provincial and municipal officials present will act on the problem in this sense.

Ottawa Branch

Ottawa's CPAC Branch held a meeting early in the new year at which it was decided to form a study group which would invite leading officials responsible for the development of municipal services throughout the area to discuss their problems with the group. The Branch plans to meet every second week extending into April. The first discussion leader was Dr. J. J. Day, the Medical Officer of Health, who pointed out some of the difficulties faced by the City Health Department in planning and providing its services. By familiarizing themselves with some of Ottawa's planning problems, the members hope to make intelligent representations to City Council and other organizations.

Publications Noted . . .

Housing and Town and Country Planning

The fourth bulletin in this series. Topics covered include: the problem of increasing production of low cost dwellings in undeveloped areas; a review of United Nations activities in the fields of town and country planning. Published by the United Nations, 1950, 121 pp., $1.50. Canadian distributor is Ryerson Press, 299 Queen St. West, Toronto.

Organization for Civil Defence

This 46-page manual is intended to assist both provincial and municipal authorities in planning and organizing for civil defence. Available from The King's Printer, 75 St. Patrick St., Ottawa. Price 10c.

for review in the COMMUNITY PLANNING REVIEW

Rebuilding a Neighbourhood:

A report on a demonstration slum-clearance and urban rehabilitation project in a key central area in Vancouver by Leonard C. Marsh. Available from the Bookstore, University of British Columbia, Vancouver, B.C., 110 pp., $2.00.

The Planning Function in Urban Government:

A study of administrative and organizational problems in city planning by Robert A. Walker of Stanford University Published by University of Chicago Press, 410 pp., $4.75. Canadian distributor is W. J. Gage and Co., Ltd., Toronto.

The Schuster Report:

Report on the qualifications of planners. Available from the Planning Bookshop, 28 King Street, Covent Garden, London W.C.2, 85 pp., 2s 6d.

The Urban Pattern:

A reference book by Arthur B. Gallion covering historical background and present problems in city planning. Available from D. Van Nostrand Co., Ltd., 228 Bloor St., West, Toronto, 446 pp., $16.50.

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